



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th May 2024



7, HUNTLEY MEWS, SOUTHWATER, HORSHAM, RH13 9FD

At Home Estate And Lettings Agency

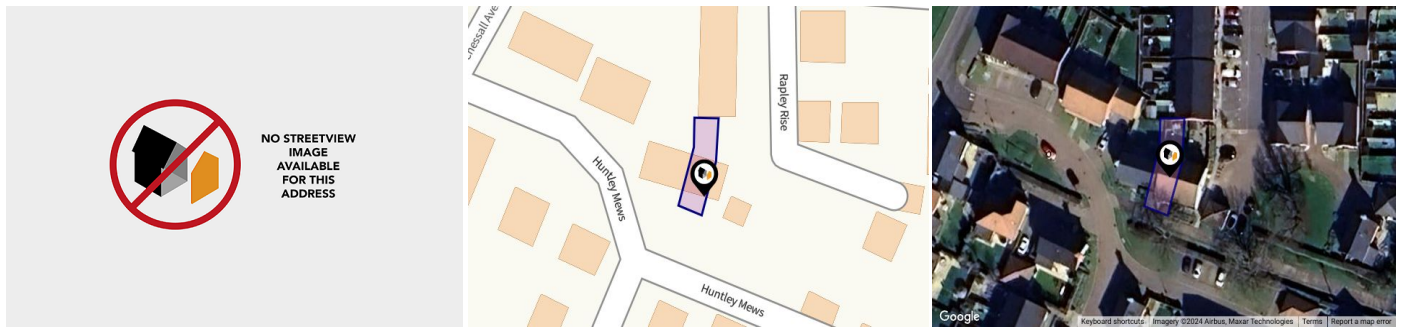
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Semi-Detached	Last Sold Date:	22/06/2018
Bedrooms:	3	Last Sold Price:	£400,000
Floor Area:	968 ft ² / 90 m ²	Last Sold £/ft²:	£412
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,213		
Title Number:	WSX400892		
UPRN:	10093101129		

Local Area

Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

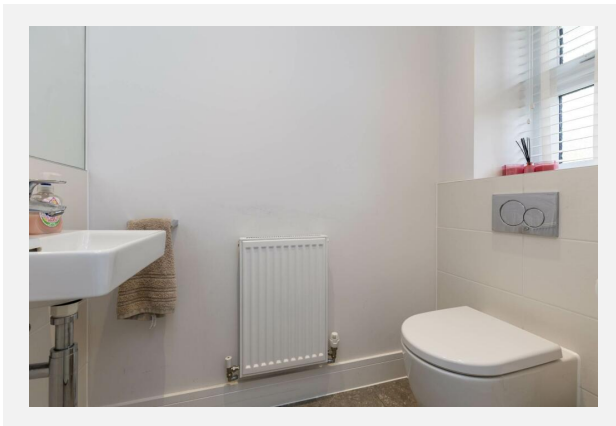
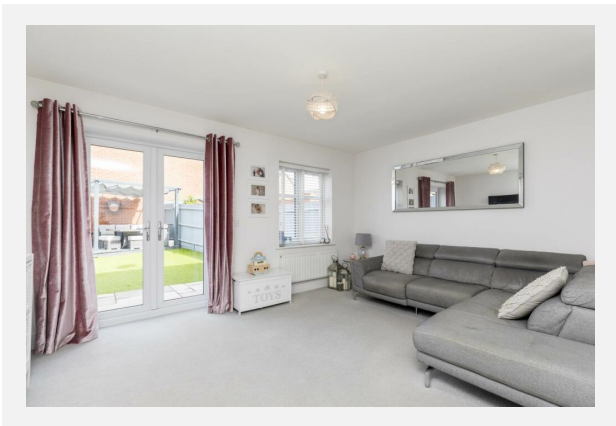
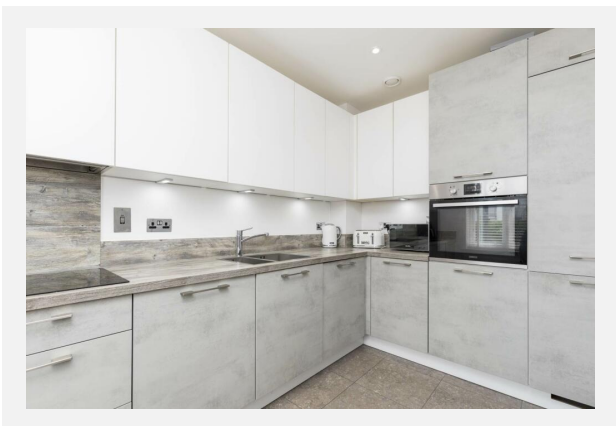
17 mb/s	80 mb/s	1000 mb/s

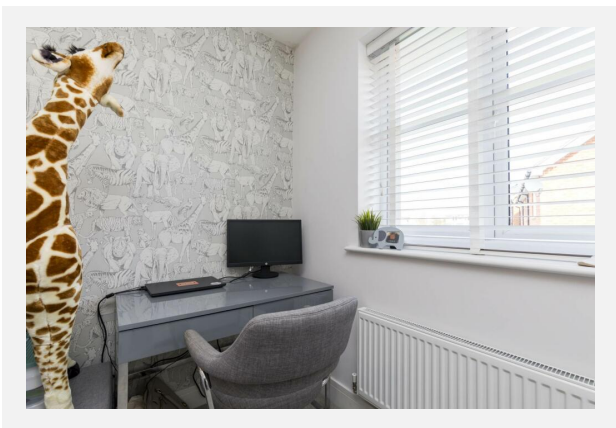
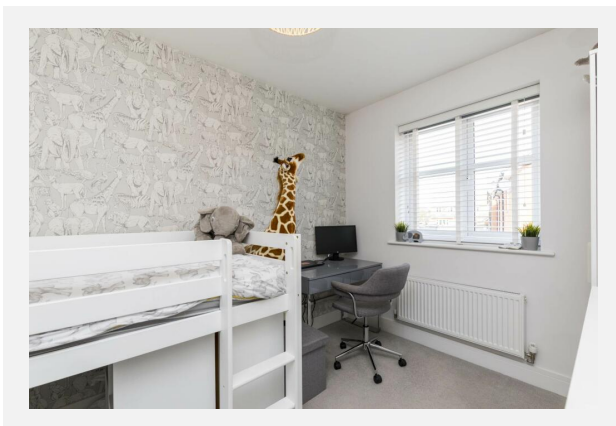
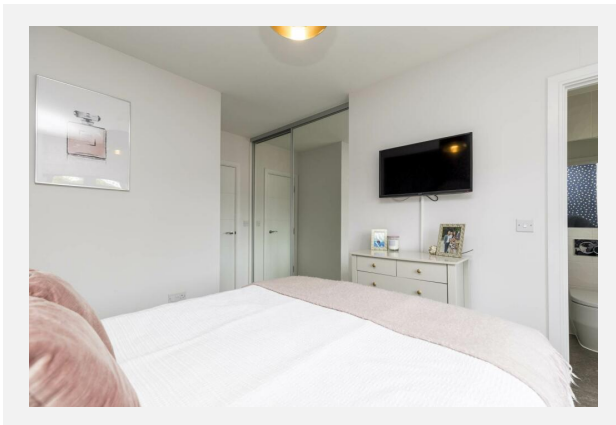
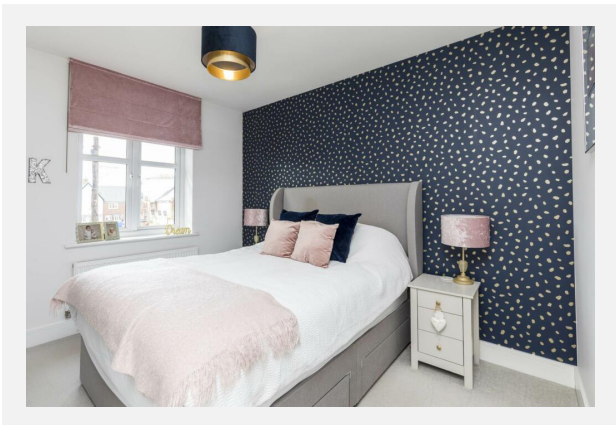
Mobile Coverage: (based on calls indoors)

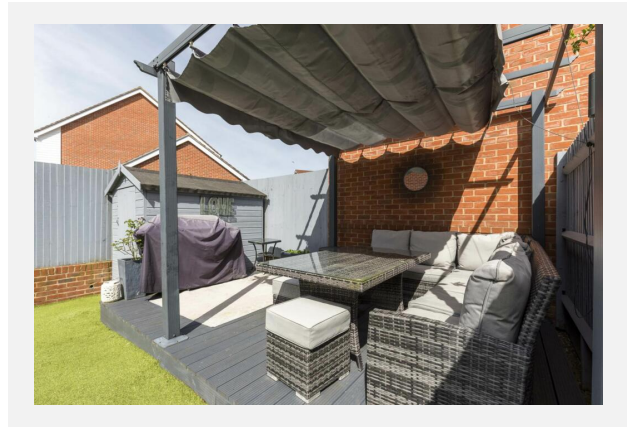


Satellite/Fibre TV Availability:

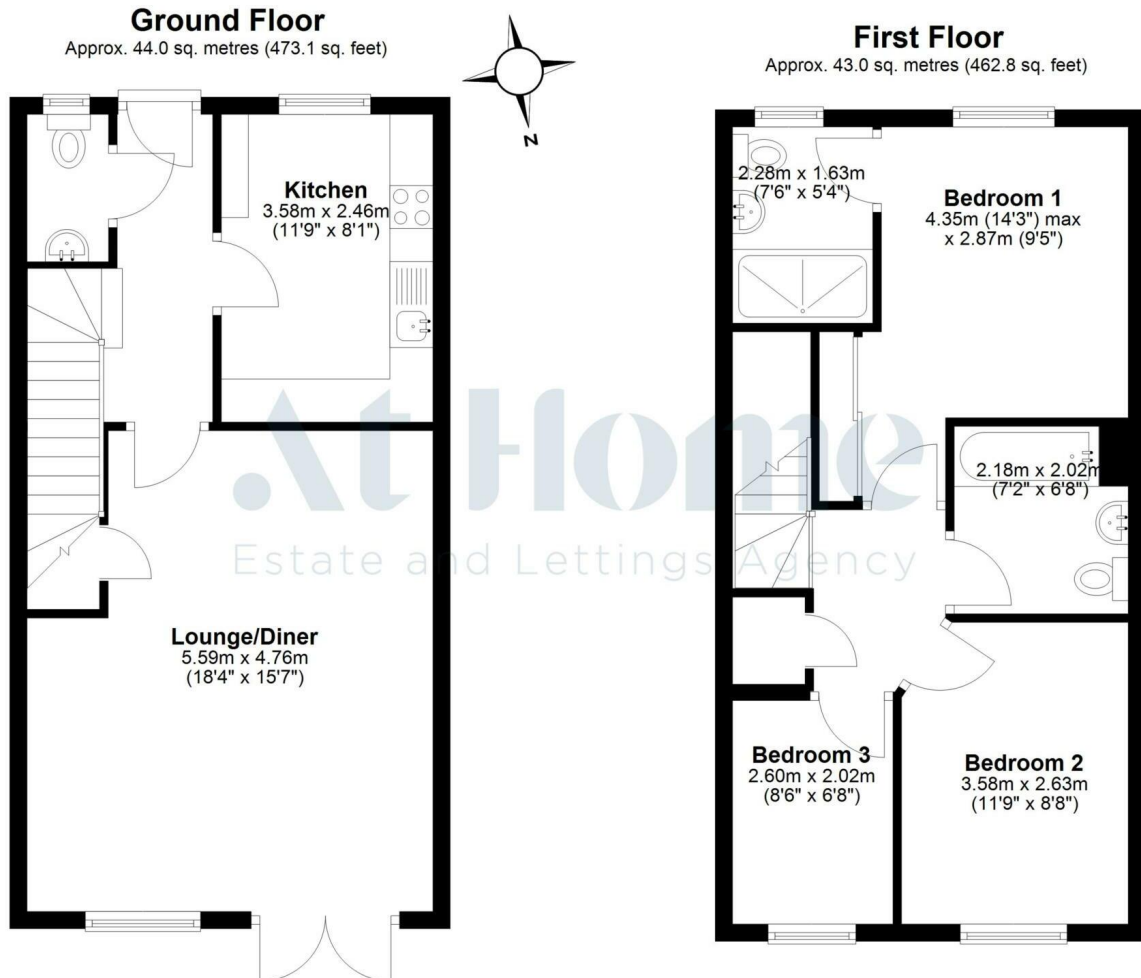








7, HUNTLEY MEWS, SOUTHWATER, HORSHAM, RH13 9FD



7, Huntley Mews, Southwater, RH13 9FD

Energy rating

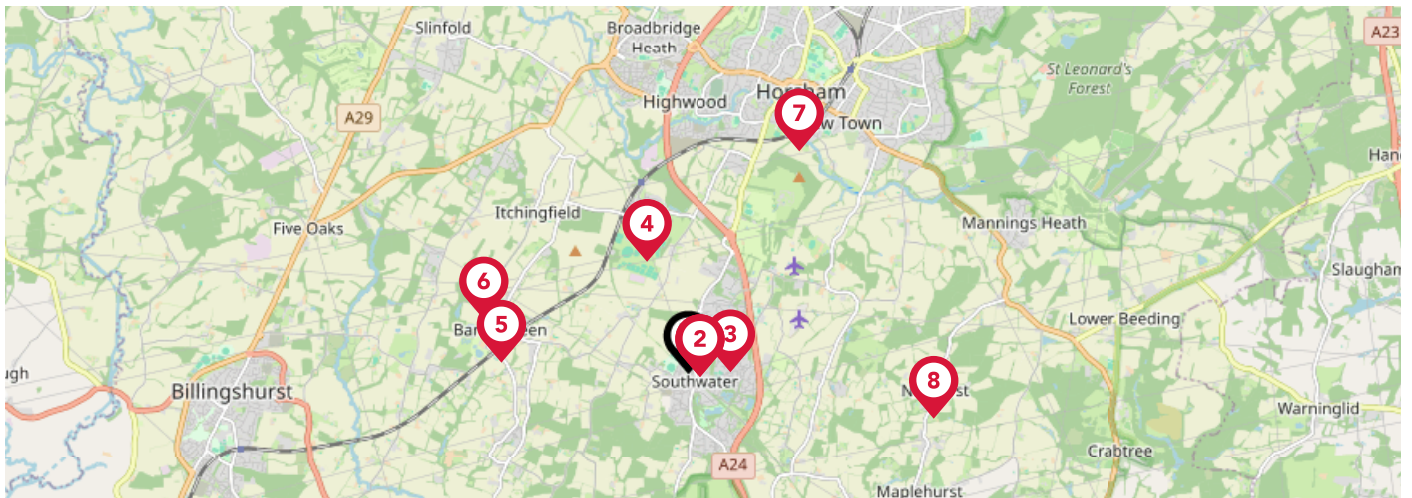
B

Valid until 01.05.2028

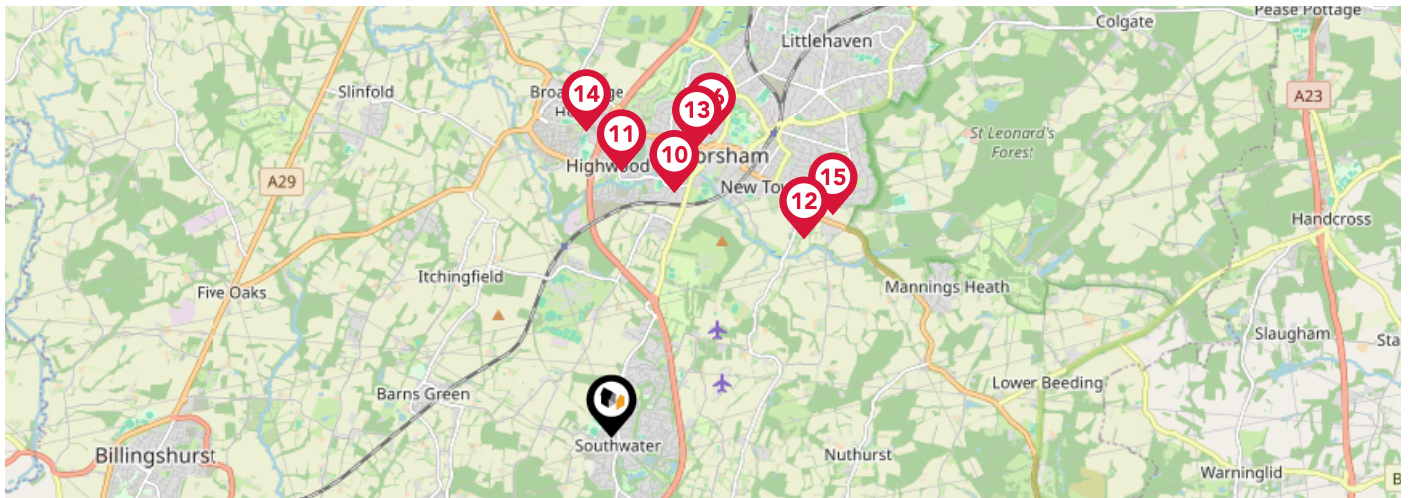
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	90 m ²



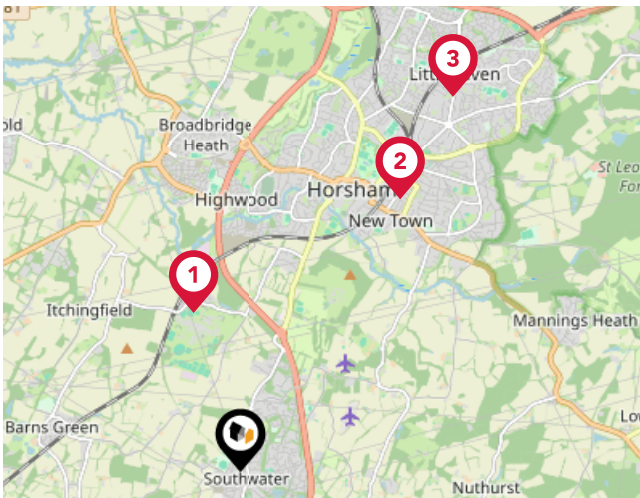
		Nursery	Primary	Secondary	College	Private
1	Southwater Infant Academy Ofsted Rating: Outstanding Pupils: 290 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southwater Junior Academy Ofsted Rating: Good Pupils: 455 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Castlewood Primary School Ofsted Rating: Good Pupils: 193 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ's Hospital Ofsted Rating: Not Rated Pupils: 874 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barns Green Primary School Ofsted Rating: Requires Improvement Pupils: 125 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Muntham House School Ofsted Rating: Good Pupils: 77 Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arunside School, Horsham Ofsted Rating: Good Pupils: 360 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1544 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelley Primary School Ofsted Rating: Good Pupils: 366 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1072 Distance:2.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

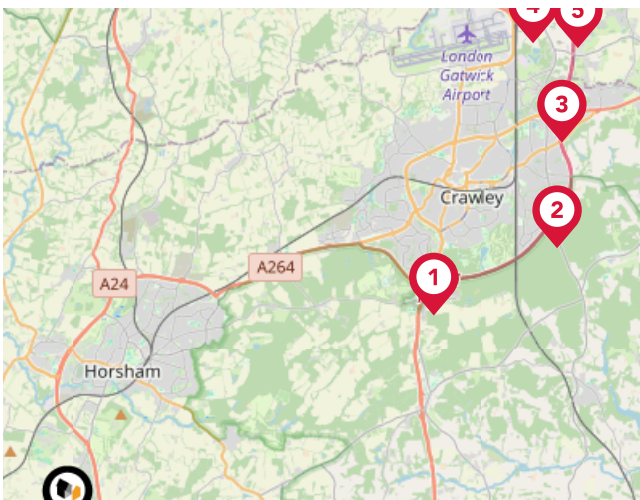
Area

Transport (National)



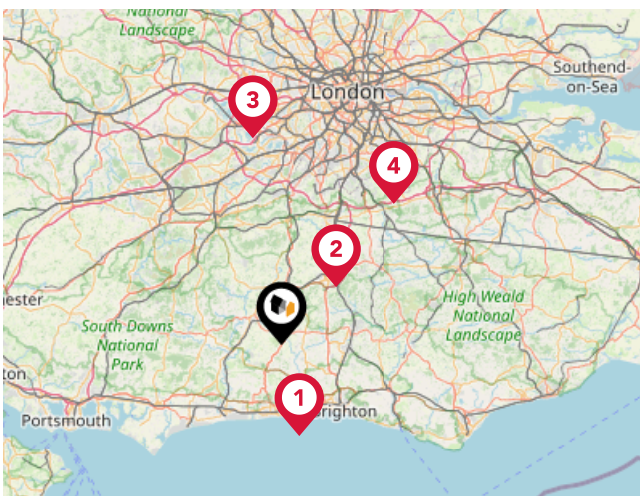
National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.53 miles
2	Horsham Rail Station	2.95 miles
3	Littlehaven Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.91 miles
2	M23 J10A	10.51 miles
3	M23 J10	11.69 miles
4	M23 J9A	12.51 miles
5	M23 J9	13.06 miles

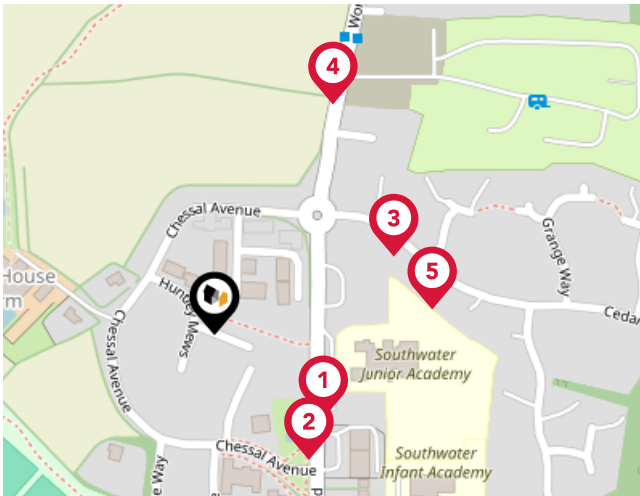


Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	13.86 miles
2	London Gatwick Airport	12.09 miles
3	London Heathrow Airport	31.08 miles
4	Biggin Hill Airport	26.86 miles

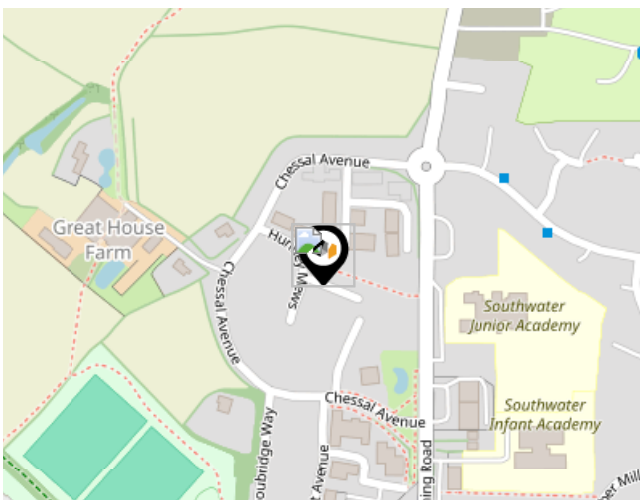
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Southwater Junior Academy	0.08 miles
2	The Southwater Junior Academy	0.09 miles
3	The Copse	0.11 miles
4	Roundstone Caravan Park	0.15 miles
5	The Copse	0.13 miles

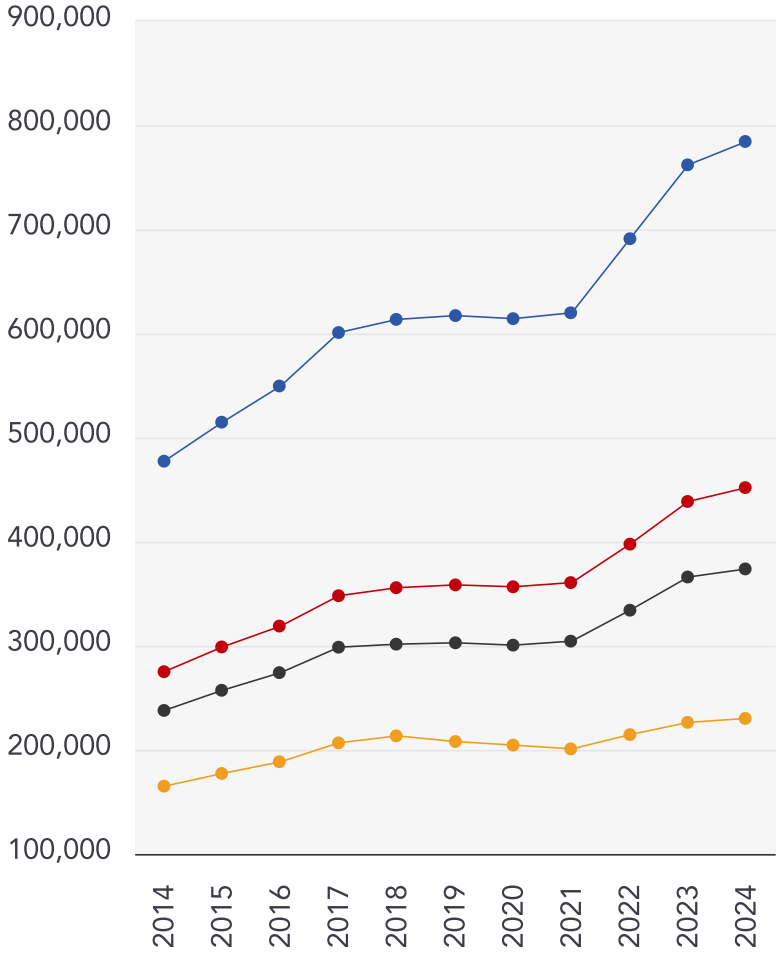


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.92 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

+64.34%

Semi-Detached

+64.26%

Terraced

+57.16%

Flat

+39.41%



At Home Estate And Lettings Agency

The estate agency market has moved to buyers being online and so to get the best possible price for your home, you need an estate agency that is specifically geared towards this. However, as it is usually the biggest purchase or sale you'll ever make, you also want a locally based estate agent who can really help support you and remove the stress involved and that's where At Home Estate and Lettings Agency come in.

35 Carfax, Horsham, RH12 1EE

01403 886288

help@athomeestates.co.uk

Testimonial 1



We had a great experience selling with At Home. Paul was super helpful and very knowledgeable about the local housing market. He secured the price for our house that he said he would. We found Nicky brilliant at calling us to keep us informed on how the chain was progressing. They contacted us again following our move to check how everything had gone. We are pleased to recommend this fantastic local business!

Testimonial 2



We could not recommend the At Home team enough, they have been absolutely amazing from the start. Paul was always available day or night for any matter, we also got our mortgage through about mortgages and Paul managed to find us the perfect mortgage. The whole team were always happy to help and were very professional, would highly recommend!

Testimonial 3

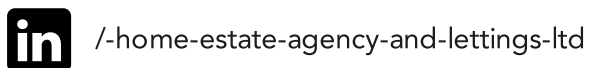
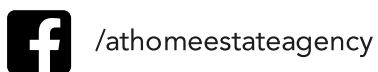


Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of the team are a very hands on business and a good example of what other agents can aspire to be. Thank you all so much.

Testimonial 4



We had first class proactive service from Paul, Alex and the team, who kept on top of the process of moving from beginning to end, made the effort to manage the details and made sure we were happy every step of the way. Completely exemplary service, and we would recommend - great job!



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

At Home Estate And Lettings Agency Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12
1EE
01403 886288
Alex.Bethell@athomeestates.co.uk
www.athomeestates.co.uk



